



127 Moor Lane

North Hykeham, Lincoln, LN6 9AA



Book a Viewing!

£220,000

Located in the ever popular suburb of North Hykeham to the South of the Cathedral City of Lincoln, a traditional three bedroom bay fronted semi detached house on a long plot totalling approximately 0.14 acres (STS). The house has accommodation comprising of Hall, Lounge, Dining Room, Kitchen, Utility Area, Bathroom, First Floor Landing and three Bedrooms. Outside is a block paved driveway, single garage, workshop, and long established rear gardens. Viewing is highly recommended. No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, The Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.



HALL

With staircase to the first floor, laminate flooring, under stairs storage cupboard and radiator.

LOUNGE

12' 7" x 11' 1" (3.86m x 3.39m) With double glazed bay window to the front aspect, feature brick fireplace and radiator.

DINING ROOM

13' 2" x 12' 8" (4.03m x 3.88m) With double glazed window to the rear aspect, decorative cast-iron fireplace, storage cupboard and radiator.



KITCHEN

11' 11" x 6' 10" (3.65m x 2.10m) Fitted with a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, spaces for washing machine and fridge freezer, tiled flooring, splashbacks and two double glazed windows to the side aspect.

UTILITY AREA

With glazed door to the rear garden, wall mounted gas fired central heating boiler, storage cupboards and tiled flooring.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, radiator and double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM 1

12' 7" x 11' 3" (3.86m x 3.44m) With double glazed window to the front aspect, decorative cast iron fireplace, over stairs storage cupboard and radiator.

BEDROOM 2

12' 8" x 8' 11" (3.87m x 2.72m) With double glazed window to the rear aspect and radiator.

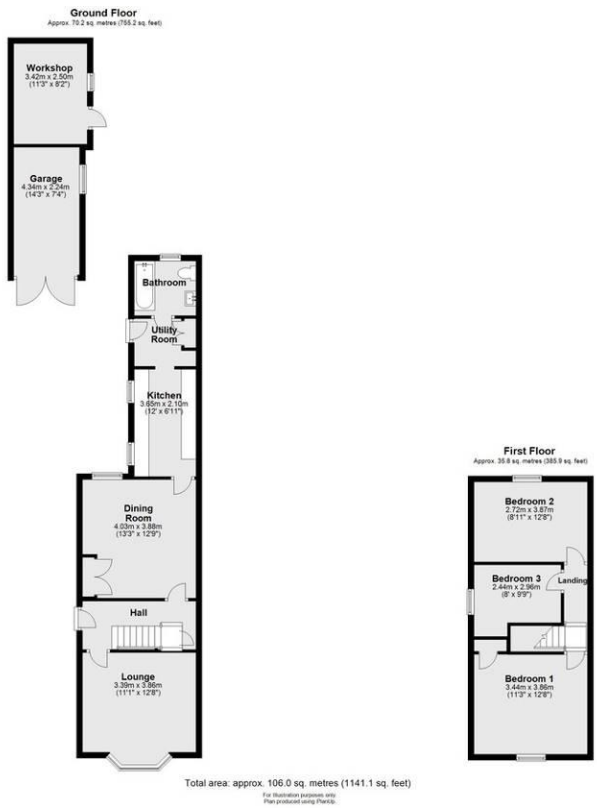
BEDROOM 3

9' 8" x 8' 0 (max)" (2.96m x 2.44m) With double glazed window to the side aspect and radiator.

OUTSIDE

To the front of the property is a block paved driveway providing off street parking for multiple vehicles. The property has a garage and attached workshop, both with light and power. To the rear is a long garden, with the plot totalling approximately 0.14acres (STS).





WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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